

**Planning Commissioner's Written Comments
November 15, 2011**

Guess Road Apartments (Z1100018)

Ms. Beechwood- I voted to approve this plan amendment and zoning map change, which I thought was justified by based on the applicant's statements, and which I think is in the best interest of the public. Casa has a proven track record as an affordable housing provider. There were concerns that the area immediately surrounding the applicant's site was already saturated with low-income rental. But the site also has a serious upside. It is just across Guess Rd from the established home-ownership of the Watts-Hillandale neighborhood, within short walking distance of a bus stop, shopping center, city park and cinema. These are amenities that I am grateful that we can offer to our disabled, our veterans and our low-income neighbors.

Ms. Board- A worthy project. I voted yes. While the location isn't perfect, it make sense why they want to put it here. I have one concern -- I would like to see some form of committed element to keep the Guess Road edge of the property as attractive as possible - attractive buildings and green space. I'd hate to see it looking like a parking lot facing the main road.

Ms. Brown – Voted to approve. I am concerned about how many low income properties that are already surrounding the area.

Mr. Davis – I voted to approve.

Ms. Winders – There was no opposition from the neighborhood. I supported this project.